

The
TERRACES
Calleya

⋮ Inclusions Brochure ⋮



Fixtures, Fittings & Finishes Schedule
Stage 1a Lots 2480 - 2487

Artist's impression. Subject to change. Furniture not included.

Call 13 52 63
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Fixtures, Fittings & Finishes Schedule

Exterior Finishes

Walls	Face brickwork Rendered brickwork Timber frame Weather board cladding Reverse brick veneer
Roof	Colorbond
Windows	Powder-coated aluminium windows, sliding doors to terraces and courtyards Flyscreens to all openable windows & sliding doors Bi-fold window (excluding flyscreen) between kitchen bench and alfresco to lots 2480, 2483, 2484, 2487 (Jarrah Type only)
Doors	Painted or stained hinged door
Garage	Panel lift door with remote control to garage entrance Fluorescent garage light
Porch	Exposed aggregate concrete
Driveway (crossover)	Grano concrete
Fencing	Steel flatbar metal fence to front garden Picket fence to side boundary of lots 2480, 2487 Colorbond infill fence on lot boundary between houses
Landscaping	Landscaped to Stockland's landscape design including a clothes line, garden tap and letterbox
Alfresco	Brick paving

Interior Finishes

Ceiling	Internal ceiling (exc. garage) flat white paint finished plasterboard, painted soffit 2400mm to 2700mm ceiling height to ground floor 2400mm ceiling height to first floor Cornice – coved cornice to all internal rooms
Floors	Tiling to ground floor dining, kitchen and laundry / Carpet to entry and living (Lots 2481, 2482, 2485, 2486 – Paperbark Type only) Engineered timber floor to ground floor entry, living, dining and kitchen (Lots 2480, 2483, 2484, 2487 – Jarrah Type only) Ceramic or porcelain floor tiling to wet areas Carpet to bedrooms with underlay
Walls	Wall tiling where indicated to wet areas Combination of plasterboard and/or float & set plaster with paint finish Skirting – MDF painted finish
Doors	Solidcore entry door Internal engineered timber doors Mirrored sliding doors to robes
Door Furniture	Internal – lever door handles in chrome finish Bathroom/ensuite/WC – privacy lever handles in chrome finish Entry door – Chrome finish lever handle with double cylinder deadbolt

Fixtures and Fittings

Kitchen	Pre-finished board cabinets with cabinet doors and hinges Benchtop – 20mm reconstituted stone Tiled splashback Under mount stainless steel double bowl sink 600mm European stainless steel built-in oven (or equivalent) 600mm European stainless steel 4 burner gas cooktop (or equivalent) 520mm European stainless steel integrated range hood (or equivalent) 600mm European stainless steel door freestanding dishwasher (or equivalent) Mixer tap Downlights Fridge recess (approx. 900W x 1800H x 750D)
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Fixtures and Fittings (continued)

Bathrooms / Ensuite	Benchtop – 20mm polished reconstituted stone Above mount basin with overflow Cabinet (Pre-finished board) Chrome taps Combination of 300 x 600 floor tile and 300 x 100 wall tile Bathroom shower screen semi frameless & ensuite fully frameless Chrome floor waste Acrylic bath (white) Wall faced toilet Mirror – frameless direct stick Chrome towel rail / toilet roll holder
Laundry	35L Stainless steel tub Stainless steel chrome tapware
Door Hardware	Chrome lever internal doors Chrome lever and deadlock to external doors
Electrical	Internal – LED downlights throughout TV points to living /family room and bedroom 1 Data points to living and bedroom 1 2 Zone fully ducted air-conditioning Double power points to bedrooms 1 (3), bedroom 2 (2), bedroom 3 (2) where applicable, living areas (4), wet areas (1), kitchen (3) and garage Single power points to microwave space, range hood, cooktop, fridge space and dishwasher
Other	20L instantaneous gas hot water unit Smoke alarm Exhaust fan – ducted ceiling mounted to bathroom, ensuite, laundry and WC where no external ventilation is available Termite protection system

MD1A	WELS Star Rating	Flow Rate Litres Per Minute	WELS Registration Number
Kitchen Mixer	4	7.5	T17085
Laundry Mixer	4	7.5	T17085
Shower Head	3	7.5	S09526
Bathroom Mixer	4	7	T22069
Toilet	4	Insert Full Flush – 4.5 Insert Half Flush – 3 Insert Average Flush – 3.5	L04448
Dishwasher	4.5	12	D02157

Disclaimer

This brochure is provided solely for the purpose of providing an indicative list of inclusions for all lots within the proposed development called "The Terraces at Calleya" and is not intended to be used for any other purpose. Except for the inclusions listed under the heading "Optional Upgrades (such inclusions can be purchased at additional cost), all inclusions are standard inclusions which are included in the advertised purchase price. The contents of this brochure are based on information available to Stockland at the time of creation (January 2019) and are subject to change without notice. The contract for sale should be reviewed in relation to sale inclusions. Stockland reserves the right to make changes to the information contained in this brochure at any time prior to you entering into a contract for sale with Stockland. If this brochure is attached to a contract for sale, Stockland reserves the right to make changes to the information contained in this brochure in accordance with the terms of the contract for sale. Stockland accepts no liability for any loss or damage arising from the improper use or reliance on this brochure or its contents.